THE REAL ESTATE MARKET.

SCARCITY OF NEW ELEVATOR FLATS ONE OF ITS FEATURES.

Effect on the Practice of Prolonging Summer Outings-Where New Houses Have Been Built-J. P. Morgan Buys a Library Site J. Schwab Rents a Suite.

The practice of remaining in the country until toward the end of September or the rears by an increasing proportion of New orkers has been ascribed to various causes, First among these are generally mentioned a growing taste for outdoor sports and a ore or less general substitution of apartment house for private house life in the

Real estate agents say that an important fluence in furthering the practice in the last ur or five years has been the abundance fnew apartments erected annually in that Tenants have had no difficulty finding suitable accommodations at any me, and have consequently been under necessity of looking up quarters during e traditional renting season. Indeed, has frequently been possible to secure etter terms by postponing the search eyond that time.

It seems probable, however, that condiin this respect have changed. Last ear found at least fifty elevator apartat houses under construction after the iddle of September, which, with those finished before that date, supplied ample choice for flat hunters throughout the late fall. During the first half of the present on the other hand, not more than venty-one elevator flats with housekeepng facilities have been begun and most of hem are already completed and filling up th tenants. West of the Park no elevator far has been built south of Ninety-fourth freet, and on the East Side only a single suse of the kind has been erected between ifty-ninth and 110th streets.

the twenty remaining flats are distributed follows: Fleven on the West Side between Nety-fourth and 110th streets; four beand 125th streets, and five orth of 125th street. These figures make it dain that few modern apartments will be pened this year after the close of the regu-

opened this year after the close of the regular renting season, and, as those completed late last fall and last spring are said to be quite generally occupied, belated flat hunters will not have as favorable a prospect to look forward to as heretofore. Slawson & Hobbs have leased a suite of fourteen rooms and four baths in the Ansonia apartment house to Joseph Schwab, brother of the president of the United States Steel Corporation. The rental is about \$7,000 a year. Slawson & Hobbs, who are agents for the buildire, say that a report published yesterday that Charles M. Schwab has taken a \$40,000 suite in the Schwab has taken a \$40,000 suite in the onia is without foundation. despatch from Norfolk, Va., quotes

6 Williams, a capitalist of that place, saying that a syndicate, of which he is e head, will erect a \$1,000,000 hotel of urteen stories in New York somewhere the district bounded by Seventh and oth avenues and Thirty-second and Thirty-fourth streets. The intention is to have v-fourth streets. The intention is to have t completed in fourteen months.

Henry D. Winans & May have sold for William E. Diller, No. 16 East Fifty-third street, a new five-story limestone American

pasement dwelling, on lot 25x100.5. Thy buyer is Arthur Lehman. The asking price was \$200,000.

John Lewison is the buyer of the private house No. 795 Madison avenue, near Sixty-seventh street, which was sold recently by Henry D. Winans & May.

No. 34 West Eleventh street, a brick dwelling, on lot 20.7x94, has been sold. The owner of record is Virginia E. Verplanck. rice was \$200,000.

planck.
E. M. Michaels and Douglas Robinson,
Charles S. Brown & Co. have sold No. 306
West Thirty-third street, a three-story
dwelling, on lot 18.9x98.9, to the Stuyvesant

Real Estate Company
Potter & Bro. have sold to Charles Hayden the six-story apartment house, Elmore Court, No. 541 West 124th street, on plot

Charles S. Kohler & Bro. have sold for he estate of John M. Calhoun to Frederick

the estate of John M. Calhoun to Frederick Gemmer No. 831 Amsterdam avenue, a five-story flat, on lot 25x75.

Marsh, Miller & Co. have leased for a Mrs. Bates No. 113 West Seventy-second treet, a four-story and basement brownstone dwelling, on lot 25x102.2, for a term of years at 14 feet per service.

stone dwelling, on lot 25x102.2, for a term of years at \$4.500 per annum.
Slawson & Hobbs have rented No. 143
West Eighty-seventh street, for the estate of Thomas and H. K. Williams to Dr. Eli Long, Jr.; No. 136 West Seventy-seventh street for Lawrence F. Cahill to Martin B Stafford; No. 224 West Seventy-ninth street for C. B. Bull to M. Moses; No. 315
West Eighty-second street for C. Berg

West Eighty-second street for C. Berg to S Gordon: No. 241 West Seventy-sixth street for a Mr. Romaine to M. M. Smith, 151 West Seventy-third street Pierpont Morgan took title yesterday No. 35 East Thirty-sixth street, a four tory and basement brownstone dwelling elonging to Mrs. Mary E. Fuller. A nominsideration was named in the deed her with other property owned by fr. Morgan this purchase gives him a contage of 135 feet on Thirty-sixth street, djoining his residence at the northeast other of Madison avenue, on which he

The Woman's Hospital property, comflieth streets, was transferred yesterday r \$450,000 to Rollin C. Newton, who repre-nts the New York Central railroad. The new home of the hospital in is 110th street, between Amsterdam and Columbus avenues.

To-day's Auction Sales.

BY VINCENT A. RYAN. Market street, No. 49, west alde, about 100 feet outh of Madison street, 27288, three-story brick lable; Sadie Ricer vs. Thomas Hawkins, et al.; ames Bilger, attorney; Warren Leslie, referee:

BY HERBERT A. SHERMAN. St. Nicholas place, east side, at intersection of centre line of 153d street, 50x100; Edgecombe avenue, west side, at intersection of centre line of 153d street; 25x100; E. H. Faye, et al., as executors, E. O. Beale, et al., C. E. Miller, attorney; John Hunter, Jr. referee; due on judgment, \$17,885; subject to tales, &c., \$1,480.78. BY JAMES L. WELLS.

BY JAMPS L. WELLS.

Thirteenth street. No. 708, south side, 134.1 feet east of Avenue C. 23.10x103.3, five-story brick flat; Mutual Life Insurance Company vs. W. H. Drake, et al.; E. L. Short, attorney; R. E. Ten Eyck, referee; d.e. on Judgment, \$11,246.06; subject to taxes, &c., \$124.10.

Yesterday's Auction Sales. BY GEORGE R. READ.

10th street, Nos. 70 and 72, south side, 73.3 feet west of Park avenue, 50x100.11, two five-story brick flats; J. J. Kittel vs. German-American Real Estate Title Guarantee Company, et al.; due on judgment, 85.515.93; subject to taxes, &c. \$1.250; to the plaintiff. BT VINCENT A. RYAN.

avenue, southeast corner Arthur reet, 100x100, Williamsbridge; T. H. litchell, as trustee, vs. J. V. Lawrence, al. due on judgment, \$6,110.55; taxes, c., \$234.43, to the plaintiff. BT JAMES L. WELLS.

BY JAMES L. WELLS.

Green avenue, 20x101.2: C. M. Hough
as administrator, vs. M. M. Lewis, et al
due on Judgment, \$2,011.39; taxes, &c.

\$73.03; to the plaintiff..... BY SAMUEL GOLDSTICKER.

avenue, northeast corner 135th street, 0x50x71.1x50; J. A. Murray vs. Henry 1x, et al.; adjourned to Sept. 15. BY PETER P. MEYER & CO. SV PETER P. MEYER & CO.

Sich street, No. 105, north side, 107.10 feet
cast of Fourth avenue, 25.6x108.8, hvestory stone front flat: New York Life
insurance Company vs. John Casey, et
al., withdrawh.

BY BERNARD SMITH & SONS. Street, north side, whole front from Sucholas avenue to St. Nicholas place; \$4,9327.0 n St. Nicholas avenue \$45.3x of 7 on St. Nicholas place; Citizens' Saving Hank vs. Arthur Gorsch, et al.; admirped to Sept. 10.

Real Estate Transfers.

DOWNTOWN. (South of Fourteenth st.) dore Jackson to Frank Hillman and ano, mare \$52,000.

Avenue D, s e s, 40 s w 6th st, 20x72; Charles W Landon to David B Cohen. Church st, n e cor Lispenard st, 35x50; Justine G Scheel to Louisa Ammarin, all liens, q c.

Elizabeth st, 123, w s. 148,3 s Broome st, 25x80325,3x80; Rocco M Marasco and ano to Charles A Wingert, mige \$18,000.

Forsyth st, e s, 150 s Houston st, 25x100; Norberth Pietfer to Edward Swann.

Houston st, 315, s s, 20x34; Henrietta Simon to Morris Simon, mige \$8,000.

James slip, s, e s, 16,10x20,3x16,10x20,4, with all title to strip on south, 2.7 Max Kramer to Henry Wise, mige \$1,500.

Same property; Henry Wise to Katle Toumey, mige \$1,500.

Mott st, 164, e s, 25,1x94,7x25x94.2; Dominick Abbate to Rocco M Marasco, mige \$20,000.

Monroe st, 244, s s, 24,9x97.8; Rebecca Lip-

\$20,000 Monroe st, 244, s s, 24,9x97.8; Rebecca Lipschitz to Max Feliberg, mtge \$27,250 Prince st, 44, s s; Mulberry st, 248, e s; David Morris to Pasquale Lauria, mtge \$22,000 Park Row, 93, s s, 19x29.4xirreg; Henriette Simon to Moritz Himon, mtge \$15,000 Stanton st, 331, s s, 18,3x81.3; Hannah Greenwald to Elbas Gelbwaks, mtge \$380,000 \$36,000 Stanton st. 335, s. s. 20.2255.4; Hannah Green-wald to Filas Gelbwaks, mtge \$36,000 Stanton st. 329, s. 21x91.3x20.1x81.3; Han-nah Greenwald to Elias Gelbwaks, mtge \$36,000

\$36,000

\$33, s.s. 19.6x55.4; Hannah Greenwald to Elias Gelbwaks, mtge \$36,000

1st st, n.s. 175 wist av.—x100x25x100; Catharine Franseb to Joseph Pinstein

4th st, 142 E. 33.7x96.2x33.9x96.2; Noah

5 Shelfert o Samuel Karşer, mtge \$45,500

4th st, 250-2 E. 50x96; Carrie Pishman to Samuel Amsterdam, mtge \$67,250.

5th st, n.s. 218 e av. B. 25x90.10; Marks Block and ano to Henry M and Louis Bloch, mtge \$32,000

and ano to Henry M and Louis Bloch, mige \$23,000.

7th st. 235 E. 18.1x48.9: Ferdinand Stern to Lillie Berger, mige \$0,500.

10th st. s. s. 200 w 1st av. 25x½ block: Max Tannenbaum to Selig Falk, mige \$17,000. EAST SIDE. (East of Fifth at , between Fourteenth and 110th sts

2d av, s e cor 29th st. 25.9x75; John P Schuss-ler to Marie T Schussier, mtge \$5.500... 2d av, n w cor 69th st. 25.5x80; Briuget A Smith, widow, to Peter Doelger. 2d av, s e cor 90th st. 25.8x75; Wilhelmina Cruzius and ano to Morris Jacoby, mtge \$24.000 2d av. s e cor 90th st. 23.8x75. Witheimina Cruzius and ano to Morris Jacoby, mtge \$24,000.

5th av. 308, w s. 24.8x100. Sterling Realty Co to Jacques Krakauer, mtge \$175,000.

Lexington av. w s. 20.5n 46th st. 20x75; Aristides Martinez to Rollin C Newton, et al...

Park av. Lexington av. 49th st. and 50th st. 200.10x405: The Woman's Hospital to Rollin C Newton, et al...

24th st. 132 E. 25.x98.9; Celline Hardy 10x100.10x10.

29th st. 313 E. 25x98.9; John P. Schussler to Maria T Schussler, mtge \$5,000.

36th st. ns. 130 w Park av. 25x98.9; Mary E. Fuller, widow, to J Pierpont Morgan.

55th st. s s. 133 w Park av. 16.8x100.5

George G DeWitt to Robert A Donaidson.

62d st. 161 E. 16x97.3x16x98; Ida E Reiman to George J Moser.

Same property; George J Moser to Adele Moser.

75th st. ns. 375 e 4th av. 18x102.2; Charles I. Schampali, mtge

78th st. n.s. 375 e 4th av. 18x102.2; Charles I Schampain to Anna R Schampain, mtge \$9,000. \$9.000.

91st st. n s. 62.2 w Madison av. 25.6x100.8 :
William H Kelly, Jr. to Daniel Gaffney,
1.9 part, all title
97th st. 228 E. 24.6x100.1: Julius Albert
Hobenstein, mtgc \$12.000.

WEST SIDE. iWest of Fifth as, between Fourteenth and 1100
27th st. s. s. 125 e 10th av. 25x98.9: Pincus
Lowenfeld and ano to Henry J Hemmens,
mtge \$5,000.
32d st. 315 W. 20x98.9: Mary A Towen to the
Stuyvesant Real Estate Co, mtge \$12,000
38th st. 310 18 W. 125x98.9: Nathan Kempner and ano to Joseph M Deuel, mtge
\$72,500.
46th st. n. s. 150 e 8th av. 25x100.5: William
E Palmer, exr. to Morris Welnstein and
ano. 1-3 part.
Same property: Henry G. Julian, Jr. to
same, 1 3 part.
Same property: Annie J Kent to same, 1 3
part. (West of Fifth av. between Fourteenth and 110th sts.

Same property. Annie 3 Kent to Same, 1-5 part.

73d st. n. s. 100 w Central Park West, runs n. 204.4 to 74th st x w 50x s 102.2x w 50x s 102.2 to 73d st x e 100. Prederick A Clark, devisee, to William W Hall and ano.

80th st. s. 64 w Columbus av, 60 1x102.2x 56.11x102.2. 80th st. s.s. 124.1 w Columbus av, runs s 102.2x e 3.2x n 102.2; the Columbus Co to Theodore H Mead, mige \$190,000.

(Manhattan Island, north of 110th st.) th av. w s. 28.11 n 111th st. 25x100; Marcus Leaderer to John Mehrtens; mige \$23,500 . th av. 2895, n w cor 153d st. 25x100; Sofia M Loeberger to Herman Brandstein; mige \$25,000 Loeberger to Merman Brandstein, mige \$22,000.
Vermilyea av. s. s. 100 w Isham st. 150x150: Henry Newman to Peter McDonnell.
123d st. 519 W. 33-8x100-11; 123d st. 521 W. 33-2 x100.11; German Savings Bank, efty of New York to Edward Miltenberger, b and s. 123d st. n. s. 50 e Amsterdam av. 50x100.11; Edmund J Tinsdale referee to Henry J Braker.
127th st. 144 W. 15.6x99-11; Arnold Wurtenberg to Charles Schoenstein, mige \$7.250. 145th st. 332 W. Walker st. 28-50; Church st. 310-12; Lispenard st. 29-31; Church st. 320-12; Lispenard st. 29-31; Church st. 320-12; Lispenard st. 29-31; Church st. 310-12; Lispenard st. 29-31; Church st. 326: Justine G Scheel and ano to Louise Ammann; all tiens.

BRONX.

(Borough of The Brong.) St Raymond av. n s. lots 73 75 map St Raymond Park, 60x 100: Adolphus L Rake to Emilia Cook \$1,350

Raymond Park, 60x100: Adolphus L Hake to Emilla Cook
Westchester av, n. s. 51 w Eagle av, 27.6x
82.10x irreg: Charles S Simpkins to Henry Toensing, mare \$2.000.
Ford st. n. s. 125 w Webster av, 50x100: Elizabeth McPhillips to Julius Bachrach and ano, mige \$6,250...
Fulton st. s. e. s. s. w ½ lot 44 map of Washingtonville, 25x100: Elizabeth A Varian to Charles J Reinhardt.
Old White Plains road, at n w cor land William A Birchall, \$9.1x104.5x irreg. Old Boston road, w s. adjoining land Thwaltes, 308.6x260 dx irreg Georges De St Mart to Ludovic A Damainville.
150th st. 768 E, 25x100. George Kellermann to Eva Sattelkow, mixe \$15,000.

Recorded Leaves. 32d st. 339 W; E B Woodward to Mary Hands, 5 yrs Courtlandt av. 524; Joseph Abf to Hans Pohl-mann, 5 yrs 8th av. 2098, w.s. between 113th and 114th sts: Hannah L. Crossley to Rudolph

Schwab, 5 yrs.

840
85th at, 66-68 E: Sophia H Merriam to Edward F Maloney, 3 2-3 yrs.

Monroe at, 284. John H Oeters to Nathan
Burzynsky and ano, 5 yrs. 3,000-3,800

Recorded Mortgages. DOWNTOWN. (South of Fourteenth st.)
[Where no interest is stated read 5 per cent.]

[Where no interest is stated read 5 per cent. Avenue D, se s. 40 s w 6th st; David B Choen to Title Guarand Trust Co. 1 yr. Avenue D, 41-43, n w cor 4th st; Frank Hillman and ano to Isdore Jackson and ano, 6 per cent, due May 9, 1905.

Clinton st, 250, also lot 2, map sub-div H Rutgers Farm. Harris J Packtman and ano to Wolf Shutel, 1 yr. 6 per cent.

Prince st, 41, and Mulberry st, 24s; Pasquale Lauria to David Morris, 3 yrs, 6 per cent.

1st st, n s, 175 w lst av; Joseph Prinstein to Catharine Franzreb, 5 yrs.

Same to same: same prop. prior mige \$18,000, 4 yrs, 6 per cent.

4th st, 142 E: Samuel Karger to Noah S Shelfer, prior mige, installs, 6 per cent.

Th st, 235 E: Lille Berger to Fredinand Stern, prior mige, \$6,500, installs, 6 per cent.

EAST SIDE. 2d av. n wcor 69th st; Doelger Doelger to Bridget A Smith, 3 yrs 5th av. 308; Jacques Krakauer to Sterling Sth av. 3.68. Jacques Krakauer to Sterling Reality Co. prior mige. 1 yr. 14th st. 515 E. Angelica Bendiz et al to Title Guar and Trust Co. due Aug 25, 1907. 47th st. s. s. 100 w 1st av. Abraham Elsenberg to Henry Berliner et al. collateral, due Feb 1, 1903. 6 per cent. 62d st. n. s. 188.6 w 3d av. Adele Moser to Dry Dock Say inst, 1 yr. 4 per cent. 91st st. 25 E. Daniel Gaffney to American Mortgage Co. 1 yr. 9th st. 62 E. Isabella M Pettit to Richard B Schoeler, due Dec 15, 1903. 6 per cent. 10.500 40.000

West of Fifth av. between Fourteenth and 110th sts.) 17th st, s s, 300 w 9th av; James Barker to Charles E Appleby, 5 yrs 20th st, 213 W: George P Butler to the Bond Mortgage and Securities Co. 3 yrs, 412 \$15,000 Mortgage and Securities Co. 3 yrs, 4½ per cent.

3th st. n s, 92 w tst av. William Wels to Chelsea Realty Co. prior mtge \$15,000, due May 1, 1903, 8 per cent.

40th st. n s, 180 e 10th av. Mary Reufer and ano to Hugo J Heliman, 1 yr.

46th st., 343 W. Morris Welnstein and ano to Frederick W Loew, 8 yrs, 4½ per cent.

47th st. s. 250 w 9th av. Charles Rauchfuss to Nannetic Rels, 3 yrs, 6 per cent.

51st st. 555 and 552 W. Herman Esselborn to Seamen's Bank for Savings, 5 yrs, 4 per cent.

4th st. s., 100 w Central Park West: William W Hall and ano to Frederick A Clark, due Feb 20, 1904, 4 per cent.

73d st. n. s., 100 w Central Park West: same to same, 2 mtges, due Feb 20, 1904, 4 per cent.

HARLEM. (Manhattan Island, north of 110th st.) 5th av. w s. 24.11 n 111th st: John Mehrtens to Marcus Lederer, due March 1, 1903, 6 to Marcus Lederer, due Marcus I, Look per cent.

Amsterdam av, w s, 74.11 s 147th st; John M Flinian to Martin D Fink, 5 yrs.

Same propery; same to same; prior mige \$15,000, 1 yr, 6 per cent.

Columbus av, w s, 182 n 123d st; Charles F Rogers to Morse Williams & Co, a corporation; prior mige \$20,000, due Feb 23, 1903, 6 per cent.

Vermilyea av, s s, 100 w Isham st; Peter McDonnell to Louise R Eddy: 3 yrs, 4½ per cent. 15,000 2,000 cent. 123d st, 519-21 W; Edward Milienberger to German Savings Bank; 2 miges, 1 yr, 4 per cent, each. 127th st, 144 W; Charles Schoenstein to Gustav Wurtenberg; prior mige \$7,250, Gustav Wuttenberg: prior mige \$1,200, due Oct 1, 1904, 6 per cent. 131st st. s. 238 c Lenox av; James V Donvan to Equitable Life Assurance Society; due Jan 1, 1904, 4'g per cent.

REAL ESTATE ADVERTISING in THE DAILY and SUNDAY SUN increased more than 150 per cent. in August, 1902, as compared with the same month last

year. The gain in THE EVENING SUN was exactly 274 per cent.



WANTS AND OFFERS REAL ESTATE BOARD OF GROKERS OF THE CITY OF NEW YORK. NO. III BROADWAY.

WANTS. RULAND & WHITING, 5 Beekman St.—Want business property for investment; must be in good location and rented for a long term to one tenant; will pay \$75.000 to \$100.000 cash.

CHAS. GRIFFITH MONES & BRO., 1060 Amsterdam av.—Want a small farm near New York in exchange for a corner flat in The Brons. Also, a small country place on the Hudron or at Saratoga in exchange for a desirable private house on Washington Heights.

J. CLARENCE DAVIES & CO., 19th st. and 3d av.—Want waterfront acreage on the East River between Brons River and Pelham Bay Park.

FOLSOM BROS., 855 Broadway.—Want a stable, with accommodations for 60 horses and 40 wagons, between Canal and 10th sts., on long lease. Also, on long lease, a factory building containing 40,000 to 50,000 square feet, on the West Side, between 14th and 34th sts.

OFFERS.

RULAND & WHITING CO.. 5 Beekman St.—Offer a free and clear farm of 96 acres, with house, tarns, &c., in good condition, at Spring Valley, Rockland Co., cash price, \$12,000, will consider a small dwelling or small, desirably located epartment house in exchange. Also, a corner apartment in an active part of Madison &v.; tent \$8,300, Also, for cash only, to close an estate, a plot 100x110 on West 149th \$1.

CHAS. GRIFFITH MOSES & PRO., 1960 Amsterdam av.—Offer a choice corner on a prominent avenue on Washington Heights; great bargain, ready for improvement.

JOHN F DOYLE & SONS, \$5 William at.—Offer a furnished apartment in the Hotel Touraine, \$2 East 29th st.; three rooms and bath, to rent during the summer months until October 1. Apartment is on eleventh floor, has southerly exposure, with perfect ventilation, and will be very cool during the summer.

FOLSOM BROS., 835 Brondway—Offer several small houses in the 9th ward at low prices. Also on 9th st., near 5th av. a private house rented at \$1,800 and repairs; for sale at \$25,000. Also, two full lots on 133d st., near Broadway, for sale cheap.

BRYAN L. KENNELLY, 7 Pine st.—Offers several choice parcels in the 9th ward, on Barrow st., price, \$13,000. Also, a polot \$4x81, on North Moore st., and a plot 175x100 on Varick st.

POST & REESE, 184 East 60th at.—Offer a 20-foot house, close to Park av., in the 60s; will sell at a most reasonable price to close an estate. Also, a 20-foot house on the north side of the street, just cast of Madison av., in the 60s; will sell at a most reasonable price to close an estate, on the north side of the street; can be bought for \$60,000.

Mechanics' Liens. Eim st, 161-65; Adam Happel vs W F Chrys. tle and ano.

10 th st. 229-31 W; T R De Lacey Co vs Catherine Hoelzle
Franklin st. 177: Mayor, Lane & Co vs estate of Grupe
Brown pl. n e cor 135th st. 33x8s; Harry W
Bell vs Walter A Dick

52,520.00

4,223.00

57.00

Satisfied Mechanics' Liens. 21st, 235 E. Otto F. Reimer Co vs Isaac Klein-feld, Aug 23, 1902. 24th st, 132 E: W E. Kruger & Co vs Cellne F. Hardy, Aug 25, 1902. 45th st, 59-63 W, Frank J. Gast vs Margaret D. Hopper, June 17, 1902. Foreclosure Suits,

134th st. n s. 147 e 8th nv. 15.6399.11. Pennington Whitehead, trustee, &c. vs Adelaide B Styles; atty, G A Strong. 27th st. 142 W: City of New York vs. John S Boyd, violation of building laws: atty. G L. Rives. Irving pl, n e cor 16th st. 20.1x86.4; Louis Cohen vs. Hannah Allen, specific performance; atty, S Sturiz. Lis Pendens.

Plans Filed for New Buildings. BOROUGH OF MANRATTAN.

tects, cost, oth st, 239-45 W; one story church; St Maj-achi's Roman Catholic Church, prem-ises, owner, Joseph H McGuire, 45 E 42d st, architect; cost. BOROUGH OF THE BRONX. Washington av. w s. 100 n 174th st; one story shed. Tremont Presbyterian Church premises, owner: Thomas Munson, 224t Bathgate av. architect; cost.

Plans Filed for Alterations. MANHATTAN AND THE BRONX. (Items under \$1,000 omitted.) Park av. 83; improvement to dwelling Clarence Porter, 213 W 75th st. owner, William E Stone, 55 Broadway, archiwinam tect: cost.

61st st, 166 E: improvement to dwelling:
Samuel P Hinckley, Lawrence, L I,
owner, C B Chestersmith, 60 Broadway,
architect: cost.

5th av, 256; improvement to dwelling and
store; Chariotte M Goodrich estate, 82
William st, owner, J B Snook, 261 Broadway, architect; cost.

way, architect; cost.
46th st, n s, 115 e 3d av; improvement to
school; City of New York, owner; C B J
Snyder, 500 Park av, architect; cost.
38th st, s s, 80 w 2d av; improvement to
school; same owner and architect; cost FINANCIAL.

I take this means of answering hundreds of telegraphic inquiries reaching me from all over the country in regard to the cotton market. It is impossible for me to reply to them individually. The report of the U. S. Government issued to day in regard to the cotton crop indicates a condition of 64, which is the lowest on record for September. It is, and has been, confirmed and foreshadowed by all other reports public and private for the past three weeks. The most optimistic construction that it is possible to put upon the Government report does not justify the expectation of a crop of ten million bales of American cotton. tion of a crop or ten minion belies of all cotton.

The world consumed during the year just ended eleven million bales of American growth, and in order to make this supply suffice, reserves everywhere are practically exhausted.

For the coming season the world will require, conservatively estimated, about 11,250,000 bales of American cotton. There is then a theoretical deficiency between the maximum supply and the minimum demand, of at least 1,250,000 bales. An actual deficiency is commercially unthinkable, The price must go to a figure that will check consumption.

umption.
This price is by no means reached as yet. Amer most important and necessary
by civilized society.

I think it entirely probable that before any effect
upon consumption is apparent, cotton will be
selling at ten cents a pound in the South and doub
if the advance will stop there. If producers of the
article are wise they will demand and obtain tha
figure.

THEODORE H. PRICE.

Joseph Cowan & Co. Members Consolidated Stock Exchange.

Stocks, Bonds and Grain. MAIN OFFICES, 44 and 46 Broadway.

(1296 Broadway, Cor. 34th St.

415 Broadway, Cor. Canal St.

87 East 39th St., near Madlson Ave.

(11 East 42d St., next Manhattan Hotel.

No. 189 Montague St., Brooklyn.

OUR NEW BOOK

"REVERIES OF A TRADER," with side notes on successful speculation, maller free to prospective customers. Prices to others 10 cents, postage paid.

F. C. Pearson & Co., Stocks, Bonds and Grain Main Offices, 55 Broadway, N. Y. BRANCH (30 West 23d St. OFFICES,) 62 Bowery, Cor. 26th St. 62 Bowery, Cor. Canal St.

READ RIDGELY'S FINANCIAL FORECASTS
IN SATURDAY EVENING'S SUN.

CITY REAL ESTATE.

The Lawyers' Title Insurance Company of New York,

37 Liberty Street, New York, 38-44 Court Street, Brooklyn. Capital and Surplus, - \$3,500,000 Furnishes careful appraise-

ments of real estate.

J. Romaine Brown.

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J. ROMAINE BROWN & CO. Brokers, Agents, Appraisers.
NO. 53 WEST 33D STREET,
NORTHEAST CORNER BROADWAY.
Telephone, No. 381-38th.
Washington Heights Property a Specialty \$565,000 TO LOAN on bond and mortgage; send complete description. ESTATE, box 100 Sun Harlem office.

From battery to 14th St. Inclusive. DESIRABLE HOUSES—8th at. to 12th st., in the clusive, near 5th av.; \$22,500, up. FOLSOM BROTHERS, 835 Broadway.

Above 14th St., 8th Av. to East River. ATTRACTIVE RESIDENCES in the sixtles, 5th and Park avs. \$20,000 to \$200,000. FOLSOM BROTHERS, 835 Broadway.

Above 14th St., 5th av. to North River. Slawson & Hobbs RecommendedInvestments Paying 10% or Better.

Five story double flat, 27x100, in good neighborhood; seven rooms and bath; limestone front; all improvements; price \$36,000; mortgage \$22,500 at 41%; rents, actual, \$3,666.

AMSTERDAM AVE. CORNER,

in the Eighties, five stories, 48x 90 x 100; three families on a floor; all improvements; price \$127,500; mortgage \$80,000 at 41°; rent about \$12,000. A good house and an easy renter.

NEAR RIVERSIDE DRIVE.

Six story, new and attractive building, consisting of three apartments of tive or six rooms and bath; electric elevator and all the latest improvements; size 50 x 90 x 100; price \$110,000; mortgage \$70,000 at 41%; rent \$11,040. A small exchange might be entertained.

CENTRAL PARK WEST.

Magnificent fireproof corner House; large rooms; consisting of 9, 10 and 15 rooms to an apartment; every modern improvement; rentsabout \$38,000; price \$400,000; terms to suit.

FAMILY HOTEL.

71 story fireproof family Hotel, in the Seventies; rented for \$15,000 per year, taxes and all other expenses; price \$250,000.

> SLAWSON & HOBBS, 284 Columbus Ave.

TO LET FOR RUSINESS PURPOSES. TO LET. suitable for millinery or dressmaker large, square, light room. Apply at 42 West 22d at., New York. CALIFORNIA CORSET CO. STORES, lofts, buildings, offices, exceptionally fine list; this and other desirable localities. FOLSOM BROTHERS, 835 Broadway.

Brooklyn. NEW five story and basement strong building; suitable wholesale grocery, restaurant, factory os otherwise; Hoyt, near Fulton; size 41x87; prefer one tenant, but would divide. Address A. F., 286 McDonough st., Brooklyn.

DWELLING HOUSES TO LET. Unfurnished. A.—HOUSES, unfurnished and furnished, in de-strable localities; rent, \$1,200 to \$5,000. FOLSOM BROTHERS, \$35 Broadway.

FLATS AND APARTMENTS TO LET -FURNISHED. Above 14th St., west Side.

REISENWEBER'S
CIRCLE HOTEL, 5th St. and 8th Av.
HANDSOMELY FURNISHED APARTMENTS. 2, 3 rooms and bath; moderate rents; reached by

FLATS AND APARTMENTS TO LET - UNFURNISHED.

.... Side

Abor_ ST. IVES--153-5 EAST 72d ST. SEVEN EXTRA LARGE ROOMS & BATH SUNLIGHT IN EVERY ROOM
Electric Elevator & All Improvements RENTS, \$600-1,100. AGENT ON PREMISES. Lexington Ave. & 34th St., N. E. Corner. Two and three rooms and bath; every room has utside windows: southern exposure; large rooms ew house; \$490 to \$729; from Oct. 1.

ASHFORTH & CO., 51 W. 42d St. THE NORMA, 71-77 EAST 82D ST.,
BETWEEN MADISON AND PARK AVS.,
A few elegant large apartments; seven room
and bath; newly decorated; first-class service
rents from \$600-\$840. Inquire SUPT, on premises. 61 TO 69 EAST SOTH STREET. service: strictly first class. Apply on premises.

12D ST., 362 EAST—Apartments, two, three and four rooms: all light; bath, bot water; modern mprovements: 36.00 to \$13.76. FOLSOM BROTHERS, 835 Broadway. CORNER FLATS-17 Livingston place, Stuyve sant Square: elevator: steam heat: most mode plumbing: telephone: attractive entrance: \$800 \$1,100. FOLSOM BROTHERS, \$35 Broadway. eight EXTRA LARGE rooms: direct sunlight and air; hot water; steam heated; hall attendance; private residence block; rent \$50 a month. BEAUTIFUL APARTMENTS, COR. S6TH ST. AND STH AVE.—67 rooms apartments 5720 to \$1,200 per annum: best location, for least rent onManhattan. F. T. BARRY, 647 Madison av

CORNER APARTMENTS, 133 Fast 34th st. Two rooms, bath: latest improvements; \$35 up. FOLSOM BROTHERS, 835 Broadway.

RIVERSIDE DRIVE CORNER 92D ST.

THE CAMERON. NICHOLAS AV., COR. 126TH S New high-class apariments. Suites 5 and 6 spacious, light rooms, EVERY MODERN IMPROVEMENT. RENTS \$45 TO \$60.

Above 14th St., West Side

THE CHOICEST APARTMENTS

Most spacious, conveniently arranged; all out-side light; large private lawn; suites, 11 and 12 rooms, 2 and 3 baths. Separate elevator and stairs for servants.

RENTS \$2,600 TO \$3,300.

WEST END AVE., 843 Near 101st st. Opportunity only to right party single apartment of 8 all light rooms, all latest in provements which modern comfort and convenience suggest.

MORNINGSIDE HEIGHTS.

408-412 WENT 115TH STREET.
Between Amsterdam av. and Morningside Park; rents, \$38 to \$48; Targe rooms and bath; all modern improvements; steam heat throughout; hot-water supply; finest and healthlest locality in city. Tel 2802 Harlem. Apply to Janitor, or HENRY FELD MAN & SON, 103 Second ay.

APARTMENTS TO LET AT NO. 183 WEST 73D ST; exceptionally wide hallways and light rooms throughout apartments; building situated opposite Sherman Square, two blocks from Riverside Park and same distance from Central Park; no healthler or more desirable location for a home can be selected. Apply to Janitor, on premises.

AMSTERDAM—ST. NICHOLAS.
N. W. COR. ST. NICHOLAS AV. & 159TH ST.
Desirable corner apartments all rooms light;
five and six rooms, with bath: steam heat; hot water;
elevators, electric light and telephone; rents, \$35
to \$45. Apply to superintendent, on premises. 112 WEST 44TH ST., ASHFORTH & CO., 51 W. 42d.

Brooklyn.

FOR RENT.

A few desirable apartments, Washington Avenue and Fulton Street, steam heated, hot water, and the best Janitor service. Terms \$20 to \$40 per month. For further particulars apply to THE CORD MEYER COMPANY, 62 William St., Manhattan, or Janitor, 520 Washington Ave., Brooklyn, N. Y.

FOR RENT.

A few desirable apartments, Park Slope, opposite main entrance to Prospect Park; six (6) rooms and bath, steam heated, hot water, and the best of janitor service. Terms \$40 to \$60 per month. For further particulars apply to THE CORD MEYER COMPANY, 62 William St., Manhattan, or Tanitor, 256 Sterling Place, Brooklyn.

APARTMENT HOTELS.

The Frontenac. 76-80 West 113th St.,

OVERLOOKING CENTRAL PARK.

MAGNIFICENT NEW APARTMENT HOUSE,
JUST COMPLETED: SELECT NEIGHBORHOOD.
Apartments of 5 and 6 large sunny rooms, all
modern improvements; electric lights; steam heat;
hall boys; elevators; telephones, &c.
Only 5 Apartments left. Rents, \$450-\$700.
L. A. LIEBESKIND, Owner & Builder, Tel. 491 Har.

THE BERESFORD CENTRAL PARK WEST 81st to 82d St.

Fronting both Central Park and Manhattan Sq. A few very desirable suites to lease, unfur-nished, from October ist, 1902, to October lat, 1903.

Borough of Brooklyn-Sale or Rent. BROOKLYN'S GARDEN SECTION.

CITY REAL ESTATE.

Seven new, modern 3 story and basement rown and limestone houses, including corn-PARK PLACE AND BROOKLYN AV. BEDFORD PARK.

BEDFORD PARK.

Contains 2 baths (tiles to ceiling), with shower, exposed beam, panel dining room ceiling, kitchen and laundry tiled, porcelain tubs, sinks, exposed nickel sanitary piumbing, selected hard wood trim and doors throughout, second floor, birdseye maple, bookcase, cedar closet, separate dressing rooms, pienty closets and mirrors, electric light, burglar alarm. Hard wood parquet floors through out; completely decorated; tapestry on side waits of pariors; heated by steam, not by dust creating system of hot air. Corner house adapted for physician. These houses complete in detail, built, not thrown together, under careful supervision of builder and assistant of over 16 years experience. Savings bank mortgage. Open daily.

CHARLES HAGEDORN, Builder, on premises.

FOR SALE-FLATBUSH STORE PROPERTY Just finished: 9 stone front buildings, 21x53, lot 100; stores have steel ceilings and are first class in every respect; as a business centre the property is unsurpassed, being located on Flatbush av. (1998-1014), extending from Regent pl. to Albermarle road. Adjacent to Prospect Park South, which is restricted. Excellent property for investment. Good opening for any business. Apply of OWNER, on premises.

of OWNER, on premises.

BARGAIN 4 STORY DOUBLE FLAT, 578
Lexington av., \$18,500, 3 story double flat, two stores,
173 Irving av., \$6,500, 3 story single flat, corner Centrai pl. and Grove st., \$7,500; 2 story English basement, two family house, 12 Lewton st., near Broadtwo family, 12 rooms, 736 Halsey st., \$6,200, also
556 562 Quincy st., \$5,200 each. SCHMALSTICH,
owner, 808 Quincy st., Brooklyn.

1310 AND 1323 BEDFORD AV., NEAR PACIFIC ST.: APARTMENTS OF SEVEN AND EIGHT ROOMS; HANDSOMELT DECORATED; EVERY CONVENIENCE; RENTS \$40 AND \$45. APPLY TO JANIFOR ON PREMISES OR J. H. DOHERTY, 286 FLATBUSH AV.

FACING PROSPECT PARK.

4 story and basement white stone fronts: replete with every convenience for comfort; also a 3-story and basement white stone front on Plaza st., near Flatbush av.; nnest location in city; small amount of cash needed, all offers, crysh or exchange carefully considered. PETEFSON, BUILDER, ON PREMISES, 105 PROSPICT PARK WEST. ELEGANT SINGLE FLATS, 257 and 265 Flat and eight large, well-ventilated rooms; all in provements rent very reasonable, including steal heat and janlier on premises. Inquire F. W YATES, OWNER, and see plans at 32 Nassau st New York, or janitor, 257 Flatbush av., Brooklyn. FINE TWO-FAMILY HOUSES: BIG BAR. GAINS: handsomely decorated throughout; ex GAINS: handsomely decorated throughout; ex-cellent location: fancy brick, all latest modern improvements. Apply to M. GREENFIELD for full information, or it will be mailed to you upon application. 1134

or it will be mailed to you upon application. De Kalb av., near Broadway, Brooklyn. REAL BARGAIN—Elegant four-story brick double flat, 25x80x100, all improvements: first story single; also fanitor apartments; rent, \$1,776; price, \$16,600; terms to suit. IGNATZ MARTIN, 1155 Myrtle ave., Brooklyn.

I HAVE MONEY TO LOAN ON FIRST MORT-GAGE: from \$1,000 up. 4 per cent.: ALSO SECOND MORTGAGE, \$200 up. For quick acceptance call or write M. GREENFIELD, 1134 DE KALB AVE., near Broadway, Brooklyn. 2-FAMILY HOUSE FOR SALE or to let MALDIE for 10 horses; wagon shed 50 feet long; lot MALDIE SON ST., NEAR RICHARD-SON ST., BROOKLYN. A BARGAIN—TWO-STORY AND BASEMENT HOUSE, all improvements, for two families; two blocks from L station and all trolley lines; price, 13,600, on casy terms. INQUIRE GEORGE J. KAY, 1217 GATES AVE., BROOKLYN.

Borough of Queens Sale or Rent. ARTISTIC DETACHED COTTAGES. Broadway station, Flushing: 25 minutes Man hattan: 43,600 upward: payments: charming country surroundings. FALKINBURG, Builder.

New eight room house stille. New eight room house, all improvements, within minute's walk depot: \$3,500; easy terms; one \$4,600; \$0x100 with each house; must sell; bargain. Address BUILDER, box 163, Bay Side. When You Go Away take New York with you. You will find i

FLATS AND APARTMENTS TO LET REAL ESTATE—OUT OF THE CITY

Westchester County -Sale or Rent. WHITE PLAINS VILLA PLOTS, SOUND VIEW AVE.,

100x175, 1/2 acre x 3/4 acre, AT AUCTION
SATURDAY, SEPT. 18TH. 2:30 P. M.
Particulars New Netherland Realty Co.,
508 Firth Ave., Manhattan.

Long Island Sale or Rent.

520 ACRE BARGAIN ON SOUND—Over 2,800 feet frontage. Fine boating, bathing, fishing and hunting. Good investment cash purchaser.

GEORGE E. DARLING, 45 Broadway. New Jersey - Sale or Rent.

EAST ORANGE—To let, 9 room house: all im-provements; near station; immediate possession. DODD, 861 Broad st., Newark. 104 ACRES NORTH JERSEY: 85 minutes out good buildings, grove, lake. KINCH, 273 W 70th st

Miscellaneous. FOR SALE—In the heart of the Adirondacks, a new house, with seven large sleeping rooms, a large kitchen, diningroom, parlor, library and attic, completely furnished; plazza 50 feet long; on one of the largest lakes in the Adirondack regions; forty miles from any railroad; will sell cheap if purchased immediately. Address G. J. BENSON, 132 State st, Albany, N. Y.

HEALTH AND POCKET BENEFIT by suburban life. For details, apply Eric Ralifoad Information Bureau, 1159 and 869 Broadway, New York. STOCK FARMS and small places cheap. G. R. DUNCAN, Torrington, Conn., Litchfield county.

BELECT BOARD East Side.

47TH ST., 14 EAST—Rooms, communicating of separate; parior dining room; appointments, ser vice, table strictly first class; references. MADISON AV., 155—Desirable double room for two gentlemen; hot and cold water; references re-

SOTH ST. M5 TO 60 EAST-FULL HOTEL AC-COMMODATIONS: light rooms, with breakfast and table d'hote dinner, including wine, for \$13 per week; full value. PIANOFORTES, ORGANS, &C.



in America. \$5.00 down and \$1.00 per week will secure for you any of the fol-lowing renowned Planos. Planos de livered upon first payment of \$5.00

Wilson Piano - - \$155 Mayers Piano - - \$165 Burnham Piano - \$165 Harmony Piano - \$175 Richardson Piano - \$195 Coleman Piano - \$195

FREE! With every Plano purchased this week we will give, free of charge, a beautiful cover and stool to match.

WANTED-FEMALES. ARTIFICIAL FLOWERS-Fine rose makers SHOE HELP Vampers, fitters and folders on ladies' fine shoes. EDWIN C. BURT CO., Jay and Water streets, Brooklyn.

WANTED-MALES.

R. H. MACY & CO. WANT SEVeral good china and crockery packers. Basement, 13th St. & 6th Ave.

BOY to run errands, &c.: wages \$3.00 per week. WANTED Reporter for hustling afternoon daily Address, stating age and experience, WANTED A practical steam laundry foreman; must be familiar with all branches of the business; references required. Address communications to E. A. RADFORD & CO., Trinidad, Col. WANTED First-class varnisher: a live man with good experience; capable of taking charge of men if needed; state experience, salary, &c. Ad-dress RELIABLE, box 163 Sun uptown office, 1265

WANTED—in a law office a boy who must be at least 16 years of age and who resides with his parents. Address in applicant's own handwriting, O. S., box 156 Sun office. YOUNG MAN to office: salary \$6.00. M. C., box

SITUATIONS WANTED-FEMALES. JANITRENS-Good cleaner; city reference. Call or address Mrs. MAURICE O'CONNOR, 313 East 48th st.; ground floor back.

SITUATIONS WANTED-MALES. WANTED—To secure position for male attendant to invalid: invaluable as wise, kind caretaker to one not in right mind, or feeble-minded; have had in my employ four months; can recommend. Address B., box 140 Sun office.

FOR SALE.

TYPEWRITERS Large stock. All makes Perfect Machines, \$15 up. Rented \$2.50 up. Promps GENERAL TYPEWRITER EXCHANGE. GENTLEMEN'S CLOTHING MADE TO ORDER. \$1 weekly payments: fine material; fit guaranteed Room 7, 237 Broadway.

PUBLIC NOTICES.

WANTED Quarterman patternmaker in charge, \$4.52 per diem. A competitive examination of applicants will be held for the above position September 17, 1902. For application and additional information address "Commandant, Navy Yard, New York." CHARLES H. DARLING, Acting Secretary of the Navy. PATENTS.

PATENTS for inventions procured promptly low rates. ROEDER & ERIESEN (Frank V Briesen: Fullon Building, 87 Nassau st., New York

A. DR. AND MRS. HALE immediately cur-A. DR. AND MRS. HALE immediately cure irregularities without operation, pain or use of instruments; absolute relief or no charge; specialists; 85 years' experience; consultation free; confidential; established 28 years. 7 West 14th st. SPECIAL NOTICE—Ladies desiring exclusive privacy, but who object to visiting an office building, are invited to call upon the doctor at his elegant private house, 125 West 18th st., for advice regarding their cases. Consultation free; confidential. A -QUICKEST PERMANENT CURE In diseases

MEDICAL.

DR. AND MRS. SCHROEDER, female specialists. rareful, skilful, confidential treatment; absolute) private. 240 East 58th. 49TH ST., 228 WEST - DR. CROWE cures irregularities AT ONCE without pain. FEE \$10.

ADVERTISERS USED MORE THAN 53°

More Space in The Evening Sun in August, 1902, than they did the same month last year. The increase in the

Daily and Sunday Sun exceeded 45 per cent.

POST OFFICE NOTICE.

POST OFFICE NOTICE

(Should be read DAILY by all interested, as changes may occur at any time).

Foreign mails for the week ending Sept. 6, 1907, will close (PROMPTLY in all cases) at the General Post Office as follows: PARCELS POST MAILS close one hour earlier than closing time shown below.

Regular and Supplementary mails close at For-eign Station half hour later than closing time shows below (except that Supplementary Mails for Europe and Central America, via Colon, close one hour later at Foreign Station).

and Central America, via Colon, close one hour later at Foreign Station).

TRANSATLANTIC MAILS.

THURSDAY.—At 7 A. M. for FRANCE, SWITZ-ERLAND, ITALY, SPAIN, PORTUGAL, TURKEY, EGYPT, GREECE, BRITISH INDIA and LORENZO MARQUEZ, per steamship La Savole. via Havre (mail for other parts of Europe must be directed "per steamship La Savole".

SATURDAY.—At 5.30 A. M. for EUROPE, per steamship Etruria, via Queenstown; at 7 A. M. for ITALY direct, per steamship Trave"), at 7:30 A. M. for NETHERLANDS direct, per steamship Staatendam (mail must be directed "per steamship Friesland (mail must be directed "per steamship Friesland"); at 9:30 A. M. for SCOTLAND direct, per steamship Astoria (mail must be directed "per steamship Friesland"); at 9:30 A. M. for SCOTLAND direct, per steamship Astoria (mail must be directed "per steamship Astoria").

*PRINTED MATTER, ETC.—This steamer takes Printed Matter, Commercial Papers and Sam-ples for Germany only. The same class of mail matter for other parts of Europe will not be sent by this ship unless specially directed by her.

by her.

er the closing of the Supplementary Transatlantic Mails named above, additional Supplementary Mails are opened on the piers of the
American, English and German steamers, and
remain open until within Ten Minutes of the
hour of sailing of steamer.

remain open until within Ten Minutes of the hour of sailing of steamer.

MAILS FOR SOUTH AND CENTRAL AMERICA, WEST INDIES ETC.

THURSDAY.—At 4:30 A. M. for NORTHERN BRAZIL, per steamship Alps, via Ceara, Ma ranham, Para and Manaos; at 8 A. M. for CUBA, YUCATAN, CAMPECHE, TABASOCANA CHIAPAS, per steamship Esperanza (mail for other parts of Mexico must be directed "per steamship Esperanza"); at 12 M., for NORTHERN BRAZIL, per steamship Sobralense, via Para, Marshham and Ceara; at 6:30 P. M. for JAMAICA, per steamship Admiral Schley, From Boston.

FRIDAY.—At 7:30 A. M. for BRAZIL, per steamship Byron, via Pernambuco, Bahala, Rio Janeiro and Santos (mail for Northern Brazil, Argentine, Uruguay and Paraguay must be directed "per steamship Byron"; at 10 A. M. for ST. MARC, PORT AU PRINCE, PETIT GOAVE, AUX CAYES and JACMEL, per steamship Prins Wm. III. "mail for other parts of Haitl, Curacao, Venezuela, Trinidad, British and Dutch Guilana must be directed "per steamship Frins Wm. III."); at 12 M. for MEXICO, per steamship Santiago, via Tampico, Campeche and Tuxpam (mail must be directed "per steamship Santiago"); at 12 M. for VUCA-TAN and CAMPECHE, per steamship Raveasdale; at 6:30 P. M. for BERMUDA, per steamer from Hailfaz, at 11:30 P. M. for REWFOUND-LAND, per steamship Corean, from Philadelphia.

LAND, per steamship Corean, from Philadelphia.

SATURIDAY—At 8:30 A. M. for ARGENTINE, URUGUAY and PARAGUAY, per steamship Horace; at 9 A. M. (supplementary 9:30 A. M.) for PORTO RICO, CURACAO and VENE-CUELA, per steamship Philadelphia (mailfor Savanilla and Cartagena must be directed "per steamship Philadelphia"); at 9:30 A. M. (supplementary 19:30 A. M.) for FORTUNE ISLAND, JAMAICA, SAVANILLA and CARTAGENA, per steamship Alene (mail for Costa Rica must be directed "per steamship Alene"); at 9:20 A. M. (supplementary 19:30 A. M.) for HAITI and SANTA MARTA, per steamship Adrondack; at 10 A. M. for CUBA, per steamship Morro Castle, via Havana; at 10 A. M. for GRENADA and TRINIDAD, per steamship Grenada; at 12:30 P. M. for CUBA, per steamship Grenada; at 12:30 P. M. for CUBA, per steamship Grenada; at 12:30 P. M. for CUBA, per steamship Grenada; at 12:30 P. M. for CUBA, per steamship Grenada; at 12:30 P. M. for CUBA, per steamship Grenada; at 12:30 P. M. for CUBA, per steamship Grenada; of the per steamship Curliyba").

Mails for Newfoundland, by rail to North Sydney,

Curliyba".

Mails for Newfoundland, by rail to North Sydney, and thence by steamer, close at this office daily at 6:30 P. M. (connecting close here every Monday, Wednesday and Saturday). Mails for Miquelon, by rail to Boston, and thence by steamer, close at this office daily at 6:30 P. M. Mails for Cuba, by rail to Port Tampa, Fla, and thence by steamer, close at this office daily, except Thursday, at 5:30 A. M. (the connecting closes are made on Mondays, Wednesdays and Saturdays). Mails for Mexico City, overland, unless specially addressed for despatch by steamer, close at this office daily except Sunday at 1:30 P. M. and 11:30 P. M., Sundays at 1:00 P. M. and 11:30 P. M. Mails except Sunday at 1:30 P. M. and 11:30 P. M. Matte Sundays at 1:00 P. M. and 11:30 P. M. Matte for Costa Rica. Belize, Puerto Cortez and Guatemala, by rail to New Orleans, and thence by steamer, close at this office daily except Sunday at \$1:30 P. M., Sundays at \$1:00 P. M. (connecting closes here Mondays for Belize, Puerto Cortez and Guatemala, and Tuesdays for Costa Rical. \$Registered mail closes at 6:00 P. M. previous day.

Puerio Cortez and Guatemala, and Tuesdays for Costa Rica. Hegistered mail closes at 6.00 P. M. previous day.

TRANSPACE C MAILS.

Mails for China and Japan, via Vancouver and Victoria, B. C., close here daily at 6.20 P. M. up to Sept. \$2, inclusive, for despatch per steamship Empress of China tregistered mail must be specially addressed. Merchandise for United States Postai Agency at Shanghal cannot be forwarded via Canadai. Mails for China and Japan, via Seattle, close here daily at 6.30 P. M. up to Sept. \$3, inclusive, for despatch per steamship Tosa Maru. (Registered mail must be directed "via Seattle.") Mails for China and Japan, via Tacoma, close here daily at 6.30 P. M. up to Sept. \$5, inclusive, for despatch per steamship Victoria. Mails for China and Japan and first class matter for the Philippine Islands, via San Francisco, close here daily at 6.30 P. M. up to Sept. \$6, inclusive, for despatch per steamship Hong Kong Maru. Mails for Hawail, via San Francisco, close here daily at 6.30 P. M. up to Sept. \$6, inclusive, for despatch per steamship Hong Kong Maru. Mails for Hawail, via San Francisco, close here daily at 6.30 P. M. up to Sept. \$1, inclusive, for despatch per steamship Aiameda. Mails for the Philippine Islands, via San Francisco and Fili Islands, via San Francisco else here daily at 6.30 P. M. up to Sept. \$1, inclusive, for despatch per steamship Aiameda. Mails for the Philippine Islands, via San Francisco and Fili Islands, via Vancouver and Victoria, B. C., close here daily at 6.30 P. M. up to Sept. \$1, inclusive, for despatch per steamship Mariposa. Mails for Hawail, Japan, China and first class matter for the Philippine Islands, via San Francisco, close here daily at 6.30 P. M. up to Sept. \$1, inclusive, for despatch per steamship Lucania, due at New York Sept. \$20, inclusive, for despatch per steamship Lucania, due at New York Sept. \$20, for despatch per steamship Mariposa. Mails for Australia (except West Australia, which is forwarded via Europei, New Zealand, Fili, amoa and Hawail, via S

BUSINESS CHANCES

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A LARGE OIL DEVELOPING COMPANY desires to sell a limited amount of stock at ioc. per share; this will only be for a very short while; the money realized is for the purpose of developing the properties now under their control; this is a salushle concertually. McDONALD & WIGGINS, 257 Broadway. A LARGE, BEAUTIFUL COUNTRY SEAT for sale; suitable for boarding house, sanitarium of large family, located at Mariborough, N. Y.; price \$10,000, easy terms. Apply to McDONALD & WIGGINS, 237 Broadway.

on call or write McDONALD & WIGGINS, 257 Broadway.

DRUG STORE FOR SALE: busy city on the Hudson: price \$3,500. McDONALD & WIGGINS, 257 Broadway. \$3,000 BUYS HALF INTEREST manufacturing if fine custom shirts; finest of trade; located in Broadway; need capital in the business; very highest of references. Full particulars apply McDONALD & WIGGINS, 257 Broadway.

\$3,000 TO \$5,000 WANTED in a retail lumber business; splendid chance for active man. Call or address 1760 Fulton st., Brooklyn.

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ADVANCES ON SALARIES No indorsement; no security required.

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\$85,000 - FOR SALE, one of New York's finest-fitted cafes, has roof garden and music hall best location in New York city; sell on easy terms; suitable party would be considered as a partner; this is one of the best chances we ever offered. For full information all constitutions all constitutions and constitutions and constitutions.

RESTAURANT, cafe, bachelor apartments and furnished rooms; shopping district; entire building with French ranges, newly renovated and decorated up to date; with all improvements; long lease to practical business party. 49 W. 19th st., open for inspection 11 to 12, 4 to 5.